

PINE ST.
(variable width)

Map of Survey

for
Property Line Adjustment \ Lot Consolidation
(File No. LLA-20001)

Located at:
40 Freeman Road, Central Point, OR 97502
Southeast Quarter, Southwest Quarter of Section 2,
Township 37 South, Range 2 West, Willamette Meridian,
City of Central Point, Jackson County, Oregon

Length=90.34', Radius=403.37'
Long Chord=N77°29'52"E, 90.15'
R1:Length=90.34', Radius=403.37'
R1:Long Chord=N77°29'56"E, 90.15'

N.W. Corner Donation
Land Claim No. 56
2-1/2" Brass Disc per
Ja. Co. Surveyor

10' Easement per O.R. 92-05731
Found 5/8" Rebar
per Filed Survey 13985

Found 5/8" Rebar w/Plastic Cap
Marked "C NEATHAMER LS56545"
per Filed Survey 18830

372W02cd tax lot 100
Inst. No. 2019-009039

R=North 89°57'30" West, 88.00'
DELETED

PROPERTY LINE

True Point of Beginning
Found 5/8" Rebar, Bent East
Rebar Bears N77°E, 0.53' from
Calculated Corner Position

SURVEY NARRATIVE:

PURPOSE:

The purpose of this survey is to consolidate that property described in Instrument 2019-009039 and Instrument No. 2019-010594 (tax lot 100, 200 & 300) into 1 parcel of land.

PROCEDURE:

Utilizing the south line of that property in filed survey 16228 as the basis of bearing and depicted hereon, the measured positions of the found monuments fit very well with their record positions of both deed and filed surveys. A 5/8" rebar, origin undetermined, was found near the southeasterly corner of tax lot 100, but was not held. The southeast corner of the property described in Instrument No. 2019-010594 was set in the record position thereof.

Surveying equipment used: Trimble S6, fully robotic, total station.
Monuments were set in March, 2020.

Properties are subject to a 20' wide electrical easement (not shown)

APPROVALS:

Examined and approved by the City Administrator / Planning Director of the City of Central Point, Jackson

County, Oregon. Dated this 1st day of APRIL, 2020.

City Administrator / Planning Director

BASIS OF BEARINGS:

The Basis of Bearing for this survey is the south line of that property surveyed per F.S. 16228 with a record bearing of North 89°57'30" West.

SURVEY FOR:

Shane Anderson
726 W. 3rd Avenue
Spokane, WA 99201

SURVEY BY:

Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

LEGEND:

- Found D.L.C. Corner
- Found Monument As Noted
- Set 5/8" x 24" rebar w/plastic cap stamped "PARIANI LS 51382"

- F.S. Filed Survey, Jackson County Surveyor's Office
- O.R. Official Records, Jackson County Clerk's Office
- P.U.E. Public Utility Easement per O.R. 92-05731
- R= Record Data per F.S. 16228
- R1= Record Data per F.S. 18830
- R2= Record Data per F.S. 13985

- Boundary Line
- Reference Ties
- - - Deleted Property Line



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN R. PARIANI
OREGON
July 13, 1959
#51382

Renews: December 31, 2020

Pariani Land Surveying

P.O. Box 551
Shady Cove, OR 97539
541-890-1131

Date: March 31, 2020	Scale: 1" = 20'	Job No.: 2020-488	Sheet: 1 of 1
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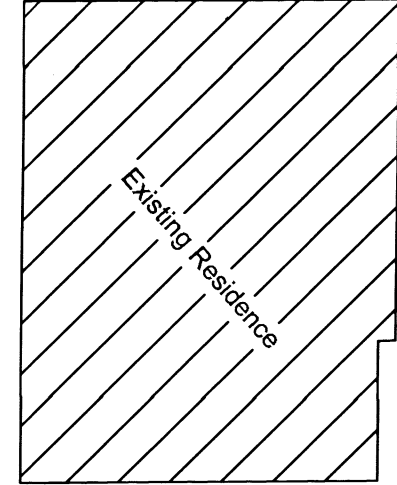
North 00°02'30" East, 231.63' R1=North 00°02'30" East, 231.63'
R1=65.63'
R1=83.00'
R1=83.00'

R1=85.21'
R1=South 00°02'30" West, 168.21'
R1=South 00°02'30" West
South 00°02'30" West, 204.26' R1=South 00°02'30" West
R1=83.00'
South 00°02'30" West, 168.21'
South 00°02'30" West, 251.21'
R1=83.00'
South 00°02'30" West, 168.21'
Found 3/4" Pipe
Origin unfound
30.00'
Found 2-1/2" Brass Cap
per filed Survey 13985
South 00°02'30" West, 70.42'
R2=North 01°42'21" East, 70.43'
30.00'

FREEMAN COURT (60')

FREEMAN ROAD
(variable width)

Consolidated Area:
21,396.9± Sq. Ft.
(0.49± Acres)
Inst. No. 2020-011889



Found 5/8" Rebar per
filed Survey 2952
Basis of Bearing:
North 89°57'30" West per
Filed Survey 16228, 219.90'

Found 5/8" Rebar per
filed Survey 7583
3' Witness Corner to West